

To: Helena Flats Land Use Advisory Committee, Flathead County Planning Office
From: Shirley Anderson, Pete Burkett
Re: Minutes September 6, 2007 meeting
Date: September 12, 2007

Meeting called to order by Pete Burkett at 7:34 p.m. at the Helena Flats School Music Room

HFLUAC attending were Pete Burkett, Shirley Anderson, Michael Golembeski, Marc Hinrichs, Jan Stephens Excused Loren Vranish, Ray Young.

Visitors: Annie Thompson, Planning Office

Minutes from April read

Communication received:

-HFLUAC received a letter re floodplain info and maps available at the Planning Office. Of particular importance to Helena Flats District are development restrictions on the 100 year flood plain.

-Jan Stephens reported no new major or minor subdivision applications.

Old Business: None

New Business:

A. HFNPlan compliance with Growth Policy.....Annie Thompson

1. Shared Flathead County Planning and Zoning Status of Neighborhood Plan Review

“Policy 45.2 of the Flathead County Growth Policy states that ‘existing neighborhood plans will be reviewed by the FCPl.Bd. and Zoning Office to determine whether Flathead County and the landowners in the neighborhood plan area should update the neighborhood plan.’ “

The following criteria are used:

- That the neighborhood plan is in conformance and consistent with the FCGP.
- that the plan is not outdated in terms of consistence with current conditions, and the future vision for the neighborhood plan area.

2. Shared HFNPlan, Status of Plan Update

“Staff has reviewed the Helena Flats Neighborhood Plan (HFNPlan) and has found that it meets these criteria.

- The HFNPlan is in conformance and consistent with the FCGrowth Policy
- The HFNPlan is not outdated in terms of consistency with current conditions and the future vision for the neighborhood plan area.

“Staff finds that the HFNPlan meets the criteria outlined above. Staff recommends that the HFNPlan not be updated at this time. The NPlan should be reviewed within five years.”
(2010, approved 9/13/05)

3. Shared HFLUAC Comparative Study of HFNPlan and FCGrowth Policy

There were no inconsistencies between the NPlan and the GP. **Please note correction:**
Owners increased from 283 in 2004 to **334**, 11/8/06. Currently there are 468 recorded lots.

Details of these papers are available from Shirley, 257-2654.

Signatures of the attached statement at the October meeting. Approval moved by Shirley, seconded by Michael. Approved unanimously, to be sent to Planning Office, Planning Board and County Commissioners.

B. Subdivision Regulations

Annie reported that the revision of the subdivision regulations is ongoing. Of particular importance to the Helena Flats District is that no subdivisions can occur where groundwater is less than 4'. Areas of groundwater occurring from 4' to 8' are restricted to five acre density per dwelling unit.

Other areas of importance:

- any major subdivision over 10 units must have a traffic study.
- groundwater monitoring must take place March through June.

No discussion was held about the annual letter to be sent by HFLUAC. Deferred until October meeting.

Shirley requested help in developing an updated list of local roads, and a more comprehensive list of the businesses in the area of our NPlan for purposes of communication.

-Pete will take the north end from Helena Flats Rd/Eid Lane to Pioneer

-South from Helena Flats Road/Eid Lane to Rose Crossing/Addison Square

Marc will take area west of Helena Flats Road

Michael will take the area east of Helena Flats Road

Jan will check with Eagle Transit to see what service is available in our area.

Next meeting, Thursday, October 4, 2007 at the Helena Flats School.

Any changes will be posted at Helena Flats School and on Internet; co.flathead.mt.us, scroll down to advisory committees, HFLUAC.

Motion for adjournment

Helena Flats landowners and residents are encouraged to attend HFLUAC meetings. You may contact Chairman Pete Burkett, 257-0719; Shirley Anderson, 257-2654; or Jan Stephens, 755-1605 with questions. A time for resident input is scheduled at each meeting. Next meeting: Thursday, August 2, 2007, HF School Library, 7:30 p.m.